

**PB# 89-27**

**SULLIVAN & SALVATORE**

**41-2-10**

Approved 6-27-90

Reapproved 7-19-96

**General Receipt** 10699

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Ronald Salvatore July 6 1989  
\$ 25 00  
Twenty-five and 00 DOLLARS  
For Planning Board App Fee - #89-27

DISTRIBUTION

FUND	CODE	AMOUNT
CK 2127		25.00

By Pauline M. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 10698

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Town Clerk July 6 1989  
\$ 300. 00  
Three Hundred and 00 DOLLARS  
For 2 Lot Subdivision #89-27 (Guelwan/Salvatore)

DISTRIBUTION

FUND	CODE	AMOUNT
CK 2126		300.00

By [Signature]  
Capth  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12550  
RECEIVED FROM Ronald Salvatore

NO. 89-27  
6-18 1990

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12550  
RECEIVED FROM Ronald

DISTRIBUTION		
FUND	CODE	AMOUNT
CK 2127		25.00

By Pauline M. Townsend  
Town Clerk  
 Title

**General Receipt** 10698

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Town Clerk July 6 1989  
Three Hundred and 00 100 DOLLARS  
 For 2 Lot Subdivision #89-27 (Chester/Salvatore)

DISTRIBUTION		
FUND	CODE	AMOUNT
CK 2126		\$ 300.00

By [Signature]  
Captn  
 Title

**Planning Board**  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12550

NO. 89-27  
6-18 1990

RECEIVED FROM Ronald Salvatore  
Sixty-Three 50% DOLLARS  
Engineer fees Due

Account Total \$ 63.50  
 Amount Paid \$ 63.50  
 Balance Due \$ -0-

[Signature]  
Mary Mason  
New Windsor Planning Board

**Planning Board**  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12550

NO. 89-27  
June 18, 1990

RECEIVED FROM Ronald Salvatore  
Five Hundred 00% DOLLARS  
2 Lots @ \$25000/Lot. - Recreation fee

Account Total \$ 500.00  
 Amount Paid \$ 500.00  
 Balance Due \$ -0-

[Signature]  
Mary Mason  
Secretary for the Planning Board

**General Receipt** 11449

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Ronald Salvatore June 18 1990  
Four Hundred and fifty and 00/100 DOLLARS  
 For P/B #89-27

DISTRIBUTION		
FUND	CODE	AMOUNT
Check #460.00		
#2440		

By Pauline M. Townsend  
Town Clerk  
 Title

89-27

Map Number 155-96

Section 41 Block 2 Lot 10

City N. Windsor  
Town   
Village

Title: Sullivan, John + Salvatore,  
Ronald

Dated: 7-10-96 <sup>Rev.</sup> Filed 8/5/96

Approved by Edward Stent

on 7-19-96

Record Owner John L. Sullivan

& Ronald Salvatore

JOAN A. MACCHI  
Orange County Clerk

(1 Sheet)

TOWN OF NEW WINDSOR

555 Union Avenue

New Windsor, NY 12553

# General Receipt

15665

Received from

Charles P. Obremski

July 19 19 96

\$ 110.00

One Hundred Ten and 00/100

DOLLARS

For

Planning Board Approval Fee # 89-27

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>C/R # 8679</u>		<u>\$ 110.00</u>

By

Dorothy H. Hansen

Town Clerk

TITLE

SUBDIVISION FEES:

PRE-PRELIMINARY PLAT:	\$100.00
PRELIMINARY PLAT:	100.00
FINAL PLAT: (\$100.00 + \$5.00/LOT)	110.00
FINAL PLAT SECTION FEE:	<u>150.00</u>

TOTAL: \$460.00 CHECK #1

CHECK #3  
Remaining  
ENG. FEES: \$63.50

ENGINEER FEE: TO BE DEDUCTED FROM ESCROW

RECREATION FEE:

2 LOTS @ \$250.00 PER LOT: \$500.00 CHECK #2

July 10, 1996

4

REGULAR ITEMS:

SULLIVAN & SALVATORE SUBDIVISION - REAPPROVAL (89-27)  
BLOOMING GROVE TPK.

Charles Obremski, Esq. appeared before the board for this proposal.

MR. PETRO: We don't have any maps because it's a closed file. Mark, bring us up to date.

MR. EDSALL: As my comments indicate, this is a project that was approved by the board back on the 12th of July, 1989. I think Mr. Obremski could fill us in if I'm incorrect as to the problem, they did not file the map.

MR. OBREMSKI: That is correct.

MR. EDSALL: I have checked with Mr. Obremski at the work shop and there has been no change in the zoning, the plan was stamped, they are proposing to submit the identical plan and just have it restamped and I'm suggesting that as you have done in the past, you reapprove it in your decision, you ensure or you verify that there's been no change that would affect your SEQRA decision, verify there is no need obviously to hold another public hearing and then just have them pay the approval fee again, stamp it and let them try again for filing.

MR. EDSALL: Has there been any changes or additions to it?

MR. PETRO: Has there been any additions or changes?

MR. OBREMSKI: No, there have not been as far as I know, plans as originally submitted in 1989 were stamped and there will be no change other than possibly a change of date to reflect current approval.

MR. PETRO: And your client is aware that all the fees would be due and applicable to the application as if it was a new application?



July 10, 1996

5

MR. OBREMSKI: That is correct and I'm prepared to deliver a check tonight for the fee amounts.

MR. PETRO: We can handle that with Myra in the office because we would probably restamp it, obviously, and it a plan wouldn't go out until fees were paid so we would cover it in that manner.

MR. EDSALL: I'm suggesting that we hold the application and same number rather than create new file, I don't think it's worth it.

MR. PETRO: With that, we have a motion to be lead agency.

MR. EDSALL: I'd assume that you would not go through the process again but merely agree since there's been no zoning change, no change in the plan, no change in the conditions, everything that you decided in the past remains valid.

MR. PETRO: Just a motion for reapproval.

MR. EDSALL: Motion for reapproval.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant reapproval to the Sullivan and Salvatore subdivision on Blooming Grove Turnpike. Is there any further discussion by the board members? If not, roll call.

ROLL CALL

MR. DUBALDI	AYE
MR. STENT	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: You can clear up everything in Myra's office.

MR. OBREMSKI: Thank you very much.



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** SULLIVAN AND SALVATORE MINOR SUBDIVISION  
**PROJECT LOCATION:** BLOOMING GROVE TURNPIKE AND SINGWOOD DRIVE  
**PROJECT NUMBER:** 89-27  
**DATE:** 10 JULY 1996  
**DESCRIPTION:** THE APPLICATION INVOLVES THE MINOR SUBDIVISION OF A .78 +/- ACRE PARCEL INTO TWO (2) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY APPROVED AT THE 12 JULY 1989 PLANNING BOARD MEETING.

1. This project was previously reviewed and approved by the Planning Board at the referenced meeting. The Applicant apparently failed to properly file the subdivision plat within the required timeframe. Based on same, they are before the Board requesting reapproval of this minor subdivision, such that same can be properly filed.
2. A review of the Zoning Code indicates that there have been no changes in zoning which would effect the approval of this project.

Based on same, and as per previous procedures, it is my recommendation that the Planning Board reapprove this application, maintaining the current application file number and requiring that the Applicant pay the final approval fee as part of the reapproval.

3. For reference, the Board should note, for the record in the minutes, that there are no changes which would effect the previous SEQRA Negative Declaration issued by the Board during 1989. Based on same, the Board would consider the previous Negative Declaration to remain valid.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/19/96

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 89-27

NAME: SULLIVAN, JOHN & SALVATORE, RONALD SUBDIVISION  
APPLICANT: SALVATORE, RONALD

---DATE---	MEETING-PURPOSE-----	ACTION-TAKEN-----
07/10/96	P.B. APPEARANCE - REAPPROVAL . APPLICANT FAILED TO FILE APPROVED PLANS IN COUNTY - . REQUESTED REPPROVAL - GRANTED 7-10-96 PLANS STAMPED 7-19-96	GRANTED REAPPROVAL
06/12/90	REC. APPROVAL FROM MARK EDSALL	READY TO STAMP PLAN
05/09/90	REC. LETTER TO EXTEND APPROVAL	60 DAY EXT. GRANTED
07/12/89	P.B. APPEARANCE	CONDITIONAL APPROVAL

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$ \_\_\_\_\_

\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ \_\_\_\_\_

TOTAL ESCROW DUE....\$ \_\_\_\_\_

\* \* \* \* \*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL .....\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ \_\_\_\_\_

TOTAL SUBDIVISION APPROVAL FEES.....\$ 7 110.00

\* \* \* \* \*

RECREATION FEES:

\_\_\_ LOTS @ \$500.00 PER LOT .....\$ \_\_\_\_\_

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ \_\_\_\_\_

PLANNING BOARD ATTORNEY FEES.....\$ \_\_\_\_\_

MINUTES OF MEETINGS.....\$ \_\_\_\_\_

OTHER.....\$ \_\_\_\_\_

\* \* \* \* \*

PERFORMANCE BOND AMOUNT.....\$ \_\_\_\_\_

4% OF ABOVE AMOUNT.....\$ \_\_\_\_\_

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ \_\_\_\_\_

2% OF APPROVED COST ESTIMATE:.....\$ \_\_\_\_\_  
(INSPECTION FEE)

DATE: 7/10/96

\* \* \* \* \*

\* NEGATIVE DEC:

\* M)        S)        VOTE: A        N       

\* CARRIED: YES: \_\_\_\_\_ NO \_\_\_\_\_

\* \* \* \* \*

WAIVED: YES \_\_\_\_\_ NO \_\_\_\_\_

RETURN TO WORK SHOP: YES \_\_\_\_\_ NO \_\_\_\_\_

DISCUSSION/APPROVAL CONDITIONS: \_\_\_\_\_

---

---

---

---

---

---



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor

P/B # \_\_\_\_\_

WORK SESSION DATE: 3 July 96

APPLICANT RESUB.  
REQUIRED: ?

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Sullivan & Salvatore S.S.

PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_ Reapproval

REPRESENTATIVE PRESENT: Charly Obrenski -

MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

still R-4-  
- no changes in bulk -  
Reapproval.  
Rec same file (89-27)  
no new app.

4MJE91 pbwsform

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 07/19/96

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 89-27

NAME: SULLIVAN, JOHN & SALVATORE, RONALD SUBDIVISION

APPLICANT: SALVATORE, RONALD

---DATE---	DESCRIPTION-----	TRANS	---AMT-CHG	-AMT-PAID	---BAL-DUE
07/10/96	REAPPROVAL OF SUBDIVISION	CHG	110.00		
07/19/96	REC. CK. #8679	PAID		110.00	
		TOTAL:	110.00	110.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/18/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 89-27

NAME: SULLIVAN, JOHN & SALVATORE, RONALD SUBDIVISION  
APPLICANT: SALVATORE, RONALD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/06/89	APPLICATION FEE	CHG	25.00		
07/06/89	APPLICATION FEE	PAID		25.00	
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/18/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW ACCOUNT

FOR PROJECT NUMBER: 89-27

NAME: SULLIVAN, JOHN & SALVATORE, RONALD SUBDIVISION  
APPLICANT: SALVATORE, RONALD

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
07/06/89	2 LOTS @150.00 EACH	PAID		300.00	
06/12/90	P.B. ENGINEER FEES	CHG	363.50		
06/18/90	ENGINEER FEES DUE	PAID		63.50	
		TOTAL:	363.50	363.50	0.00



AS OF: 06/12/90

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 27

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	DOLLARS-----		
									EXP.	BILLED	BALANCE
89-27	22657	06/20/89	TIME	MJE	MC SALVATORE	60.00	0.50	30.00			
89-27	22662	06/22/89	TIME	MJE	MC SALVATORE	60.00	0.30	18.00			
89-27	23235	06/26/89	TIME	MJE	MC SULLIVAN	60.00	0.30	18.00			
89-27	23240	06/27/89	TIME	MJE	MC SULLIVAN	60.00	0.20	12.00			
89-27	23591	07/11/89	TIME	MJE	MC SULLIVAN	60.00	0.50	30.00			
89-27	23500	07/12/89	TIME	MJE	MC SULLIVAN	60.00	0.10	6.00			
89-27	23979	07/12/89	TIME	MJE	CL SULLIVAN & SALVATORE	19.00	0.50	9.50			
89-27	24124	07/17/89	TIME	MJE	MC SALVATORE	60.00	0.50	30.00			
89-27	24786	09/14/89	TIME	MJE	MC COND APPD 7/12/89	0.00	0.10	0.00			
								153.50			
89-27	27359	09/18/89			BILL INV 89-369					-153.50	
										-153.50	
89-27	37423	03/16/90	TIME	MJE	MC SALVATORE/SULLIVAN	60.00	0.20	12.00			
89-27	41017	05/08/90	TIME	MJE	MC SULLIVAN	60.00	0.10	6.00			
89-27	42585	05/29/90	TIME	MJE	MC SULLIVAN/SALVATORE	60.00	0.20	12.00			
89-27	42602	05/30/90	TIME	MJE	MC SULLIVAN/SALVATORE	60.00	1.00	60.00			
89-27	42998	06/07/90	TIME	MJE	MC SULLIVAN/SALVATORE	60.00	0.50	30.00			
89-27	43186	06/11/90	TIME	MJE	MC REVIEW REVISED PLAN	60.00	1.00	60.00			
89-27	43187	06/12/90	TIME	MJE	MC FINAL SUB PLAN - OK	60.00	0.50	30.00			
					TASK TOTAL			363.50	0.00	-153.50	210.00
					GRAND TOTAL			363.50	0.00	-153.50	210.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/18/90

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

FOR PROJECT NUMBER: 89-27

NAME: SULLIVAN, JOHN & SALVATORE, RONALD SUBDIVISION

APPLICANT: SALVATORE, RONALD

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
06/12/90	REC. APPROVAL FROM MARK EDSALL	READY TO STAMP PLAN
05/09/90	REC. LETTER TO EXTEND APPROVAL	60 DAY EXT. GRANTED
07/12/89	P.B. APPEARANCE	CONDITIONAL APPROVAL

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 06/18/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 89-27

NAME: SULLIVAN, JOHN & SALVATORE, RONALD SUBDIVISION  
APPLICANT: SALVATORE, RONALD

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	07/10/89	MUNICIPAL HIGHWAY	/ /	
ORIG	07/10/89	MUNICIPAL WATER	07/11/89	APPROVED
ORIG	07/10/89	MUNICIPAL SEWER	/ /	
ORIG	07/10/89	MUNICIPAL SANITARY	/ /	
ORIG	07/10/89	MUNICIPAL FIRE	07/12/89	APPROVED
ORIG	07/10/89	PLANNING BOARD ENGINEER	/ /	
REV1	06/12/90	P.B. ENGINEER	06/12/90	APPROVED FOR STAMP

May 9, 1990

41

DISCUSSION: 89-27

BY MR. EDSALL: We have a letter and we need to take action. We have a request from Ronald Salvatore regarding application 89-27 which was a minor subdivision. I believe it was called Sullivan and Salvatore Subdivision. This is, I didn't bring the file, Myra left this for me tonight. They have got a conditional final approval subject to them showing sewer and water service to the lot, but they are running into a little bit of a problem with easements and access for sewer and water to the lot, so they are asking for a 60 day extension of the final approval so that they can continue to try and solve those problems.

BY MR. VANLEEUEWEN: I will make a motion we do it, we grant them the extension.

BY MR. MCCARVILLE: I'd like to know where the lot is located.

BY MR. EDSALL: You have already finally approved it. It was subject to those people show the lines. I apologize for not having the file.

BY MR. MCCARVILLE: I know where that is.

BY MR. VANLEEUEWEN: Vince, I will second the motion.

ROLL CALL:

Soukup:	Aye.
Dubaldi:	Aye.
McCarville:	Abstain.
VanLeeuwen:	Aye.
Pagano:	AYe.

BY MR. EDSALL: As Vince said, you are only asking for an extension, you already approved it and if you don't extend it, you are going to have to come back and you are going to look at the application all over again and waste more time.

AS OF: 09/18/89

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 89- 27

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
89-27	29312	06/20/89	TIME	MJE	MC SALVATORE	60.00	0.50	30.00			
89-27	29319	06/22/89	TIME	MJE	MC SALVATORE	60.00	0.30	18.00			
89-27	29996	06/26/89	TIME	MJE	MC SULLIVAN	60.00	0.30	18.00			
89-27	30004	06/27/89	TIME	MJE	MC SULLIVAN	60.00	0.20	12.00			
89-27	30791	07/11/89	TIME	MJE	MC SULLIVAN	60.00	0.50	30.00			
89-27	30795	07/12/89	TIME	MJE	MC SULLIVAN	60.00	0.10	6.00			
89-27	30893	07/12/89	TIME	NJE	CL SULLIVAN & SALVATORE	19.00	0.50	9.50			
89-27	31086	07/17/89	TIME	MJE	MC SALVATORE	60.00	0.50	30.00			
89-27	34379	09/14/89	TIME	MJE	MC COND APPD 7/12/89	0.00	0.10	0.00			
TASK TOTAL								153.50	0.00	0.00	153.50
GRAND TOTAL								153.50	0.00	0.00	153.50

INTER OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

DATE: 12 July 1989

SUBJECT: Sullivan and Salvatore Subdivision

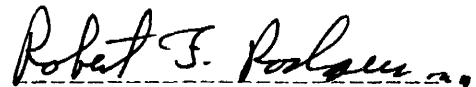
Planning Board Reference Number: PB-89-27

Dated: 5 July 1989

Fire Prevention Reference Number: FPS-89-061

A review of the above referenced subject subdivision was conducted on 11 July 1989 and is found acceptable.

Plan dated: 26 June 1989; Revision 4

  
Robert F. Rodgers, CCA  
Fire Inspector

RR:mr  
Att.

CC: N.E.

JUN 13 1989



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

1763

March 26, 1990

Mr. Ronald Salvatore  
5 Blackwell Street  
Cornwall-on-Hudson, NY 12520

SUBJECT: PLANNING BOARD APPLICATION #89-27 (SUBDIVISION)

Dear Mr. Salvatore:

The Town of New Windsor Planning Board granted conditional approval of the above application for subdivision on July 12, 1988. As of this date, we have not received the plans showing the revisions requested and, therefore, the application does not have final approval. Your immediate response is required since, under Section 276 of the General Municipal Law of the State of New York, the conditional approval of the final plat shall expire within 180 days after the date of resolution granting conditional approval, unless all requirements have been certified as complete.

Please contact the undersigned at (914) 565-8802 to finalize the above matter.

Very truly yours,

Myra Mason  
Myra Mason,  
Secretary for the Planning Board

MLM

cc: Mark Edsall, P.E., Planning Board Engineer  
[REDACTED]

3-29-90: Received Phone call from R. Salvatore - He will talk to Mark and will let me know

SULLIVAN & SALVATORE - SUBDIVISION [REDACTED] BLOOMING GROVE & SINGWOOD

Mr. Ron Salvatore came before the Board representing this proposal.

Mr. Salvatore: I am a co-owner with a partner of mine representing the subdivision. The subdivision is located on the corner of Blooming Grove Turnpike, Singwood Drive, it is about three quarters of an acre. The old Lahey property. We want to split off the back portion, dividing it off with a second lot in back.

Mr. Soukup: Who is the owner of record at this time?

Mr. Salvatore: Sullivan and Salvatore, tenants in common. We have met with Mark, I see notes 2, 3, and 4, I was told by our engineer, Peter Eustance that the connection for the sewer line would have to come from here and we are aware of that. There are sewer connections on the corner so we will have to run something from here. We are supposed to put it on but it wasn't put on.

Mr. Schiefer: I am looking at Mark's comments, comment #2.

Mr. Edsall: That is the bulk table. It is just some of the numbers I think it was a misunderstanding of how the measurements should be taken but they don't require any variance, just a matter of getting the table correct.

Mr. VanLeeuwen: One thing we have to do is we have to declare lead agency. I so move.

Mr. Soukup: Let me ask Mark have you seen the lot?

Mr. Edsall: No, I haven't.

Mr. Soukup: I was wondering about topo as far as slope or steepness.

Mr. Schiefer: It is not that steep.

Mr. VanLeeuwen: It is pretty level.

Mr. Schiefer: There is a slight grade but not of any significance, nothing substantial.

Mr. Pagano: I will second the motion.

Mr. VanLeeuwen: I have been to Ed Lahey's house in the past.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye



Mr. VanLeeuwen: I make a motion that we waive the public hearing with regard to Sullivan & Salvatore Subdivision.

Mr. Soukup: I will second that motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Schiefer: Comment #3, sewer connection for the proposed lot #2.

Mr. Soukup: I make a motion that we approve the Site Plan of Sullivan & Salvatore Subdivision 89-27 subject to the town engineer's comments being satisfied.

Mr. VanLeeuwen: I think we have to declare negative declaration first. I so move that we declare a negative declaration.

Mr. Pagano: I will second the motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Soukup: I make a motion that we approve the Sullivan & Salvatore Subdivision 89-27 subject to the engineer's comments being satisfied prior to signing the map.

Mr. Pagano: I will second that motion.

Mr. Lander: What is comment #5?

Mr. Soukup: They just have to be marked to be abandoned, just a simple note on the map, see the horizontal lines that run left to right? Those are three old lots which are being abandoned to make the two new lots.

Mr. Jones: Eleven (11), 12 and 13.

Mr. Soukup: They have to be identified and marked to be abandoned, otherwise the tax map department gets upset.

7-12-89

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK

<sup>1763</sup> March 16, 1990

Mr. Ronald Salvatore  
5 Blackwell Street  
Cornwall-on-Hudson, NY 12520

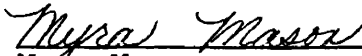
SUBJECT: PLANNING BOARD APPLICATION #89-27 (SUBDIVISION)

Dear Mr. Salvatore:

The Town of New Windsor Planning Board granted conditional approval of the above application for subdivision on July 12, 1989. As of this date, we have not received the plans showing the revisions requested. Your immediate response is required since, under Section 276 of the General Municipal Law of the State of New York, the conditional approval of final plat shall expire within 180 days after the date of resolution granting conditional approval, unless all requirements have been certified as complete.

Please contact the undersigned at (914) 565-8802 to finalize the above matter.

Very truly yours,

  
Myra Mason,  
Secretary for the Planning Board

MLM

cc: Mark Edsall, P.E., Planning Board Engineer  
**Planning Board File #89-27**

SULLIVAN & SALVATORE - SUBDIVISION ~~27~~ BLOOMING GROVE & SINGWOOD

Mr. Ron Salvatore came before the Board representing this proposal.

Mr. Salvatore: I am a co-owner with a partner of mine representing the subdivision. The subdivision is located on the corner of Blooming Grove Turnpike, Singwood Drive, it is about three quarters of an acre. The old Lahey property. We want to split off the back portion, dividing it off with a second lot in back.

Mr. Soukup: Who is the owner of record at this time?

Mr. Salvatore: Sullivan and Salvatore, tenants in common. We have met with Mark, I see notes 2, 3, and 4, I was told by our engineer, Peter Eustance that the connection for the sewer line would have to come from here and we are aware of that. There are sewer connections on the corner so we will have to run something from here. We are supposed to put it on but it wasn't put on.

Mr. Schiefer: I am looking at Mark's comments, comment #2.

Mr. Edsall: That is the bulk table. It is just some of the numbers I think it was a misunderstanding of how the measurements should be taken but they don't require any variance, just a matter of getting the table correct.

Mr. VanLeeuwen: One thing we have to do is we have to declare lead agency. I so move.

Mr. Soukup: Let me ask Mark have you seen the lot?

Mr. Edsall: No, I haven't.

Mr. Soukup: I was wondering about topo as far as slope or steepness.

Mr. Schiefer: It is not that steep.

Mr. VanLeeuwen: It is pretty level.

Mr. Schiefer: There is a slight grade but not of any significance, nothing substantial.

Mr. Pagano: I will second the motion.

Mr. VanLeeuwen: I have been to Ed Lahey's house in the past.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. VanLeeuwen: I make a motion that we waive the public hearing with regard to Sullivan & Salvatore Subdivision.

Mr. Soukup: I will second that motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Schiefer: Comment #3, sewer connection for the proposed lot #2.

Mr. Soukup: I make a motion that we approve the Site Plan of Sullivan & Salvatore Subdivision 89-27 subject to the town engineer's comments being satisfied.

Mr. VanLeeuwen: I think we have to declare negative declaration first. I so move that we declare a negative declaration.

Mr. Pagano: I will second the motion.

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Mr. Soukup: I make a motion that we approve the Sullivan & Salvatore Subdivision 89-27 subject to the engineer's comments being satisfied prior to signing the map.

Mr. Pagano: I will second that motion.

Mr. Lander: What is comment #5?

Mr. Soukup: They just have to be marked to be abandoned, just a simple note on the map, see the horizontal lines that run left to right? Those are three old lots which are being abandoned to make the two new lots.

Mr. Jones: Eleven (11), 12 and 13.

Mr. Soukup: They have to be identified and marked to be abandoned, otherwise the tax map department gets upset.

7-12-89

ROLL CALL:

Mr. VanLeeuwen	Aye
Mr. Pagano	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

RONALD A. SALVATORE  
5 Blackwell Street  
Cornwall-on-Hudson, New York 12520

1 April 1990

Town of New Windsor  
ATTN: Ms. Myra Mason  
555 Union Avenue  
New Windsor, New York 12550

Re: Planning Board Application #89-27  
(Subdivision)

Dear Ms. Mason:

Thank you for your letter of March 26th concerning the above referenced subdivision. As I indicated to you in our telephone conversation last Wednesday my partner and I have not given up on obtaining approval of the subdivision. Our land surveyor, Mr. Peter Hustis has taken site measurements and is in the process of discussing the particulars with Mr. Edsall with a view towards revising the plans in accordance with the Boards instructions. I expect to have completed plans for approval in the near future. Accordingly, I respectfully request an extension of the original conditional approval for an additional 60 days to enable me to complete the filing for final approval. If I need to do anything further to obtain such an extension, or if this request creates a problem please feel free to contact me weekdays, 8AM to 4PM at 938-4570 or 2781.

Thanks again for your consideration and assistance.

Sincerely,

*Ronald A. Salvatore*  
Ronald A. Salvatore

*Approved Conditional 7-12-89*

RONALD A. SALVATORE  
5 Blackwell Street  
Cornwall-on-Hudson, New York 12520

1 April 1990

Town of New Windsor  
ATTN: Ms. Myra Mason  
555 Union Avenue  
New Windsor, New York 12550

Re: Planning Board Application #89-27  
(Subdivision)

Dear Ms. Mason:

Thank you for your letter of March 26th concerning the above referenced subdivision. As I indicated to you in our telephone conversation last Wednesday my partner and I have not given up on obtaining approval of the subdivision. Our land surveyor, Mr. Peter Hustis has taken site measurements and is in the process of discussing the particulars with Mr. Edsall with a view towards revising the plans in accordance with the Boards instructions. I expect to have completed plans for approval in the near future. Accordingly, I respectfully request an extension of the original conditional approval for an additional 60 days to enable me to complete the filing for final approval. If I need to do anything further to obtain such an extension, or if this request creates a problem please feel free to contact me weekdays, 8AM to 4PM at 938-4570 or 2781.

Thanks again for your consideration and assistance.

Sincerely,

A handwritten signature in cursive script that reads "Ronald A. Salvatore".

Ronald A. Salvatore



RONALD A. SALVATORE  
5 Blackwell Street  
Cornwall-on-Hudson, New York 12520

1 April 1990

Town of New Windsor  
ATTN: Ms. Myra Mason  
555 Union Avenue  
New Windsor, New York 12550

Re: Planning Board Application #89-27  
(Subdivision)

Dear Ms. Mason:

Thank you for your letter of March 26th concerning the above referenced subdivision. As I indicated to you in our telephone conversation last Wednesday my partner and I have not given up on obtaining approval of the subdivision. Our land surveyor, Mr. Peter Hustis has taken site measurements and is in the process of discussing the particulars with Mr. Edsall with a view towards revising the plans in accordance with the Boards instructions. I expect to have completed plans for approval in the near future. Accordingly, I respectfully request an extension of the original conditional approval for an additional 60 days to enable me to complete the filing for final approval. If I need to do anything further to obtain such an extension, or if this request creates a problem please feel free to contact me weekdays, 8AM to 4PM at 938-4570 or 2781.

Thanks again for your consideration and assistance.

Sincerely,

  
Ronald A. Salvatore



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #        -         
WORK SESSION DATE: 6-20-89 APPLICANT RESUB.  
REQUIRED:  
REAPPEARANCE AT W/S REQUESTED:         
PROJECT NAME: Per Salvatore - John McGurk Sullivan  
and Salvatore  
COMPLETE APPLICATION ON FILE        NEW        OLD         
REPRESENTATIVE PRESENT:         
TOWN REPS PRESENT: BLDG INSP. ✓  
FIRE INSP. Per  
P/E ENGR. X  
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Bulk table total side yd; max bldg ht; min livable area; max front.
- Pool to R 10 ft.
- eliminate all lot #'s of old
- buildable area.
- show sewer & water
- driveway corrugated pipe per Hwy Super.
- \* pre-exist conditions on Bulk table
- well casing - abandoned

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Petr R. Hustis for the building or subdivision of

Sullivan + Salvatore has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

~~If disapproved, please list reason~~

Contact water Dept. in reference to water  
Service.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Gene D. Divo  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Map of subdivision For John Sullivan and Ronald Salvatore
2. Name of Applicant Ronald Salvatore Phone 938-2767 <sup>2781</sup> 4570  
Address 5 Elackwell St., Cornwall-on-Hudson, N.Y 12520  
(Street No. & Name) (Post Office) (State) (Zip)  
Ronald Salvatore and
3. Owner of Record John Sullivan Phone same  
Address same  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Peter Hustis Phone 831-0100  
Address 33 Ferry St., Beacon, New York 12508  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Ronald Salvatore Phone same  
Address same  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Ronald Salvatore Phone same  
(Name)
7. Location: On the Northerly side of Elkoning Grove Turnpike  
(Street)  
at its ~~1250~~ intersection with Singwood Drive  
(Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel .78 9. Zoning District R4
10. Tax Map Designation: Section 41 Block 2 Lot 10
11. This application is for a minor subdivision

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section None Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

**OWNER'S ENDORSEMENT**

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

RONALD SALVATORE being duly sworn, deposes and says that he resides at 5 BLACKWELL ST. CORNWALL-ON-HUDSON, N.Y. in the County of ORANGE and State of New York and that he is (the owner in fee) of the proposed Subdivision (Official Title)

~~of the Corporation which is the Owner in fee of the premises~~ described in the foregoing application and that he has authorized by John Sullivan to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

26<sup>th</sup> day of June 1989

Janet Dow  
Notary Public

JANET DOW

Notary Public, State of New York

Appointed in Orange County

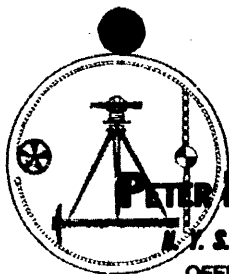
Commission Expires 28 February 1991

Ronald A. Salvatore  
(Owner's Signature)

Ronald A. Salvatore  
(Applicant's Signature)

\_\_\_\_\_  
(Title)

MAIL ALL REMITTANCE TO:  
33 HENRY STREET  
P. O. BOX 777  
BEACON, NEW YORK 12508  
(914) 831-0100



P. O. BOX 3311  
NEWBURGH, NEW YORK 12550  
(914) 562-0060

**PETER R. HUSTIS, L.S., P.C.**  
**N.Y. & LICENSED LAND SURVEYOR**  
**OFFICE ESTABLISHED 1813**

March 28, 1988

Re: 88:042B (WO-7292)

**DEED DESCRIPTION**

John Sullivan and Ronald Salvatore

All that tract or parcel of land situated in the Town of New Windsor, County of Orange, and State of New York, being Lot No. 11, Lot No. 12, and a portion of Lot No. 13, on a filed map entitled "Windsor Acres", said filed map being filed in the Orange County Clerks Office on May 22, 1939, as map no. 1145, bounded and described as follows:

Beginning at a point, said point being the intersection of the Northerly line of Blooming Grove Turnpike (aka N.Y.S. Route 94), with the Westerly line of Singwood Drive; thence along the Northerly line of Blooming Grove Turnpike, South 79-23-00 West 136.40 feet to a point; thence over and through Lot No. 13, on said filed map no. 1145, and along lands now or formerly Cullen (Liber 1903, CP-62), North 10-57-00 West 250.00 feet to a point; thence along Lot A on a filed map entitled "Map of Singwood Development", said filed map being filed in the Orange County Celrks Office on June 26, 1952, as map no. 1503, being lands now or formerly Cerone (Liber 2224, CP-259), North 79-23-00 East 136.40 feet to a point; thence along the Westerly line of Singwood Drive, South 10-57-00 East 250.00 feet to the point or place of beginning. Containing 0.78 of an acre of land, more or less.

Subject to the existing easements and right of ways of record, if any.

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Map of Subdivision For John Sullivan and Ronald Salvatore

Location: Blooming Grove Turnpike and Singwood Drive

I D Number: \_\_\_\_\_

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### FOR AGENCY USE ONLY

Preparer's Signature: Ronald A. Salvatore Date: June 20, 1989

Preparer's Title: Owner

Agency: \_\_\_\_\_

P.B. #89-27

<b>RONALD A. SALVATORE</b> <b>DOLORES L. SALVATORE</b>		2126
5 BLACKWELL ST. PH. 914-534-5255 CORNWALL ON HUDSON, NY 12520		June 20 19 89 50-174/219
PAY TO THE ORDER OF	Town of New Windsor	\$ 300 <sup>00</sup> <del>xxx</del>
Three hundred <sup>00</sup> <del>xxx</del>		DOLLARS
NORSTAR BANK Cornwall-on-Hudson Office OF THE HUDSON VALLEY, N.A. Cornwall-on-Hudson, NY 12520		
MEMO for SES subd. service		Ronald A. Salvatore
+1:021901748: 523 5007233 2126		

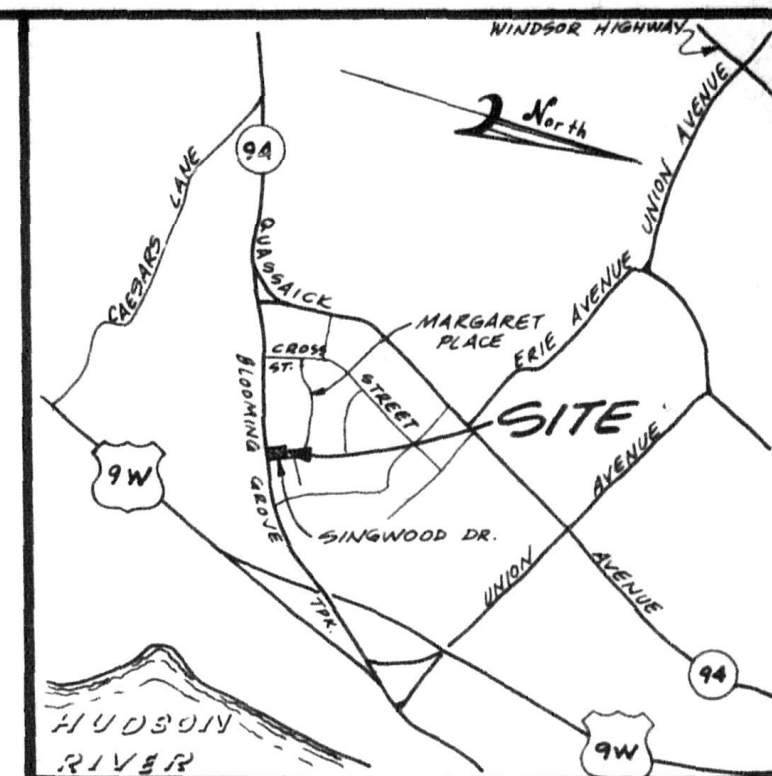
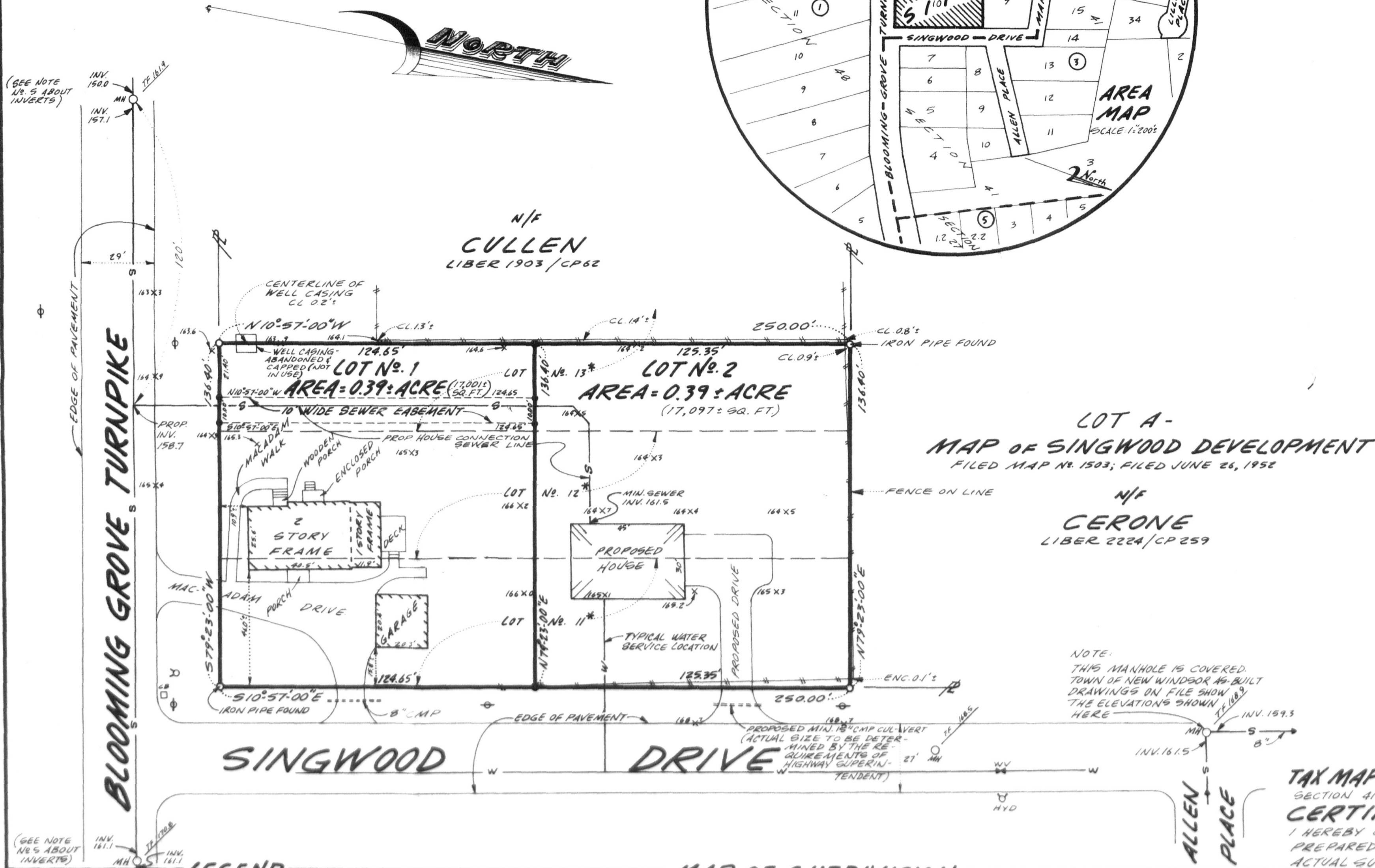
P.B. #89-27 Application fee

<b>RONALD A. SALVATORE</b> <b>DOLORES L. SALVATORE</b>		2127
5 BLACKWELL ST. PH. 914-534-5255 CORNWALL ON HUDSON, NY 12520		June 20 19 89 50-174/219
PAY TO THE ORDER OF	Town of New Windsor	\$ 25 <sup>00</sup> <del>xxx</del>
Twenty five <sup>00</sup> <del>xxx</del>		DOLLARS
NORSTAR BANK Cornwall-on-Hudson Office OF THE HUDSON VALLEY, N.A. Cornwall-on-Hudson, NY 12520		
MEMO for SES subd.		Ronald A. Salvatore
+1:021901748: 523 5007233 2127		



THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP SIGNED THIS 10th DAY OF March, 1996, BY:

*John Sullivan* *Ronald Salvatore*  
OWNER/APPLICANT: JOHN SULLIVAN & RONALD SALVATORE, % SALVATORE,  
5 BLACKWELL STREET, CORNWALL-ON-HUDSON, N.Y. 12520



LOCATION MAP SCALE: 1" = 2000'

### ZONING TABLE

RA ZONE	REQ'D.	EXISTING LOT NO. 1	PROPOSED LOT NO. 2
LOT SIZE	15,000 SQ. FT.	17,001 SQ. FT.	17,097 SQ. FT.
LOT WIDTH	100 FT.	114.65 FT.	136.35 FT.
FRONT YD. SETBACK	35 FT.	10.9 FT.	35 FT.
REAR YD. SETBACK	40 FT.	55 FT.	65 FT.
SIDE YD. SETBACK	15 FT.	63 FT.	15 FT.
BOTH SIDES TOTAL	30 FT.	N/A	80 FT.
STREET FRONTAGE	60 FT.	281.05 FT.	135.35 FT.
MAX. BLDG. HEIGHT	35 FT.	35 FT.	35 FT.
MIN. LIVABLE AREA	1000 SQ. FT.	1400 SQ. FT.	1500 SQ. FT.
MAX. DEVELOPMENT COVERAGE	30%	16%	12%

### NOTES:

- 1) WATER AND SEWER SERVICES TO BE CONNECTED TO EXISTING WATER AND SEWER FACILITIES OF THE TOWN OF NEW WINDSOR.
- 2) LOT NUMBERS REFER TO A MAP ENTITLED "WINDSOR ACRES", FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 22, 1939, AS MAP NO. 1146.
- 3) TOTAL AREA OF PROPERTY = 0.78 ACRE.
- 4) THIS IS A PRE-EXISTING NON-CONFORMANCE.
- 5) MANHOLE INVERTS ARE TAKEN FROM TOWN OF NEW WINDSOR SEWER MAPS, BECAUSE MANHOLES HAVE BEEN BLACKTOPPED OVER.

### PLANNING BOARD STAMP OF APPROVAL

SUB DIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON JUL 19 1996  
BY *Edward Stent*  
EDWARD STENT,  
SECRETARY

### TAX MAP DESIGNATION:

SECTION 41 BLOCK 2 - LOT 10

### CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME IN MARCH OF 1988.

REVISED: **PETER R. HUSTIS, L.L.S.**

FEB. 9, 1989  
APRIL 27, 1989  
JUNE 16, 1989  
JUNE 26, 1989  
FEB. 27, 1990  
JUNE 7, 1990  
JUNE 11, 1990  
JULY 10, 1990

33 HENRY STREET • BEACON • NEW YORK  
P.O. 3311 • NEWBURGH • NEW YORK

*Peter R. Hustis*  
LICENSE NO. 49305

